174.0	0005	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	517,200 / 517,200
					USE VALUE:	517,200 / 517,200
					ASSESSED:	517,200 / 517,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		ARGYLE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COLARUSSO CHARLES P
Owner 2:	COLARUSSO KATHLEEN A
Owner 3:	
Street 1:	2319 WILDSTREAM ST NW
Street 2:	
Twn/City:	ALBUQUERQUE
St/Prov:	NM Cntry: Own Occ: N
Postal:	87120 Type:

PREVIOUS OWNER

Owner 1:	KOCHAKIAN ROBERT C / TRUSTEE -
Owner 2:	R.C. ANNAIAN FAMILY TRUST -
Street 1:	15 ARGYLE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .092 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1947, having primarily Vinyl Exterior and 1080 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4000.000	139,200		378,000	517,200
Total Card	0.092	139,200		378,000	517,200
Total Parcel	0.092	139,200		378,000	517,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 478.89 /Parcel: 478.89

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 116154

GIS Ref

GIS Ref

Insp Date 08/31/18

!13537!

PREVIOUS ASSESSMENT

Parcel ID: 174.0-0005-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	139,200	0	4,000.	378,000	517,200		Year end	12/23/2021
2021	101	FV	134,500	0	4,000.	378,000	512,500		Year End Roll	12/10/2020
2020	101	FV	134,600	0	4,000.	378,000	512,600	512,600	Year End Roll	12/18/2019
2019	101	FV	121,000	0	4,000.	372,600	493,600	493,600	Year End Roll	1/3/2019
2018	101	FV	121,000	0	4,000.	286,200	407,200	407,200	Year End Roll	12/20/2017
2017	101	FV	121,000	0	4,000.	270,000	391,000	391,000	Year End Roll	1/3/2017
2016	101	FV	121,000	0	4,000.	248,400	369,400	369,400	Year End	1/4/2016
2015	101	FV	120,400	0	4,000.	232,200	352,600	352,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:14:57

LAST REV

Date	Time
08/18/21	14:45:09
jorourke	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 13537

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KOCHAKIAN ROBER	77878-235	1	5/27/2021		600,000	No	No		
ANNAIAN ROSE/TR	71617-198	1	9/14/2018	Convenience	10	No	No		Rose C Annaian dod 2/8/2021 Robert C Kochakia
ANNAIAN ROSE	34472-539		2/2/2002	Family	10	No	No		
	9779-171		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	116154
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/18/2021	Mail Update	JO	Jenny O
8/31/2018	MEAS&NOTICE	HS	Hanne S
10/20/2008	Meas/Inspect	345	PATRIOT
12/14/1999	Meas/Inspect	163	PATRIOT
2/2/1989	Meas/Inspect	345	PATRIOT
1/1/1982		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4000		Sq. Ft.	Site		0	70.	1.35	6									378,000						378,000	

Total AC/HA:	0.09183	Total SF/SM:	4000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 378,000	Spl Credit	Total: 378,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	30	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99297005
Adj $ / SQ:	134.051
Other Features:	60680
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	201716
Depreciation:	62532
Depreciated Total:	139184

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	4	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

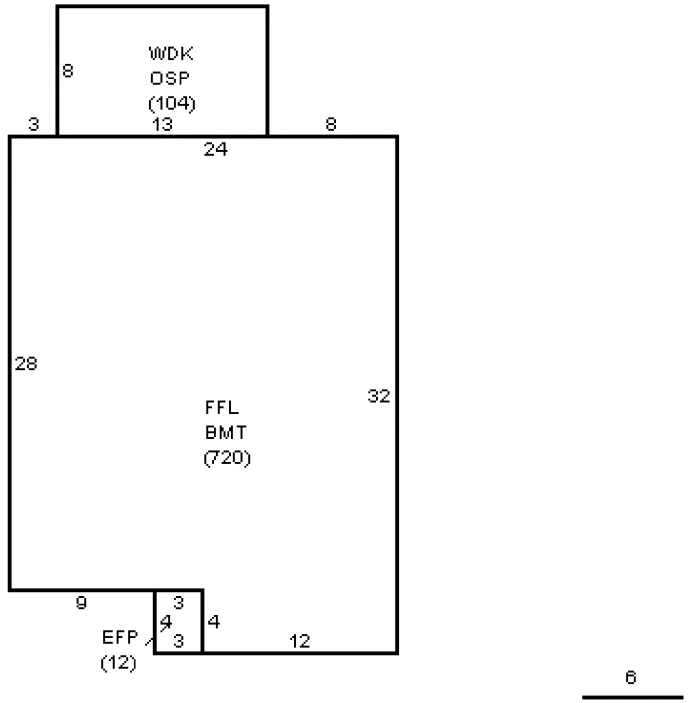
No Unit	RMS	BRS	FL
1	4	2	
Totals			
1	4	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	134.05
Special Features:	0	Val/Su Net:	83.86
Final Total:	139200	Val/Su SzAd	193.33

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	720	53.290	38,365
FFL	First Floor	720	134.050	96,517
OSP	Screen Porch	104	35.350	3,677
WDK	Deck	104	15.510	1,613
EFP	Enclos Porch	12	72.090	865

Net Sketched Area:	1,660			Total:	141,037
Size Ad	720	Gross Area	1660	FinArea	1080

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

174.0-0005-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	